

Roxburgh Avenue, Aigburth, L17



For Sale - £250,000 Offers in Excess of

Key Features

- 3 Bedroom 1 Bathroom Terraced House
- EPC Rating: D63
- No Chain
- Beautiful Victorian Property
- Minutes From Aigburth Road, Lark Lane & Sefton Park
- Large Rear Yard With Gated Access
- Served By Excellent Transport Links
- Quality Local Schools
- Local Shops And Amenities
- Spacious Room Sizes
- Double Glazing & Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Freehold
- No. of Floors: 2
- Floor Space: 111 square metres / 1,198 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Parking: On Street
- Outside Space: Back Yard
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Hob (Ceramic), Microwave, Washing Machine

Description

A WELL PRESENTED 3 BEDROOM TERRACED HOUSE SITUATED IN THE SOUGHT AFTER SUBURB OF AIGBURTH, L17 BENEFITING FROM NO ONWARD CHAIN.

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, living room, dining room, fitted kitchen and a good sized back yard with gated access. To the first floor are two double bedrooms, a single bedroom and a family bathroom.

The property also benefits from double glazing, gas central heating and many original period features.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Living Room

4.40 x 4.21 metres (14' 6" x 13' 10")

Large bay window to the front aspect, plantation blinds, radiator and carpet flooring.

Dining Room

4.54 x 3.03 metres (14' 11" x 10' 0")
Window to the rear, radiator and carpet flooring.

Kitchen

3.54 x 3.22 metres (11' 8" x 10' 7")
Rang of wall and base units, sink with mixer tap, electric hob and oven, extractor hood, microwave, washing machine, boiler, tiled splash back, window and door the rear.

Bedroom One

4.24 x 3.79 metres (13' 11" x 12' 6")
Window to the front aspect, fitted bedroom furniture, carpet flooring and radiator.

Bedroom Two

5.58 x 4.35 metres (18' 4" x 14' 4")
Fitted bedroom furniture, carpet flooring and window to the rear.

Bedroom Three

3.22 x 2.46 metres (10' 7" x 8' 1")
Window to the front aspect, carpet flooring and radiator.

Bathroom

Tiled floor and part tiled walls, frosted window to the rear, W.C, bath, shower cubicle, hand wash basin with vanity unit and radiator.

Additional Images



Bathroom



Rear Yard



Bedroom One



Hallway



Living Room



Kitchen



Dining Room

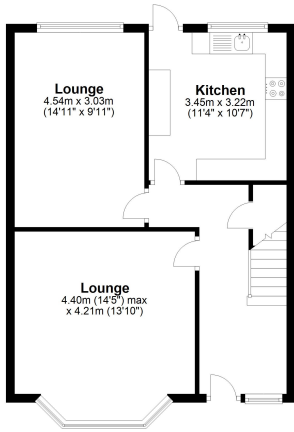
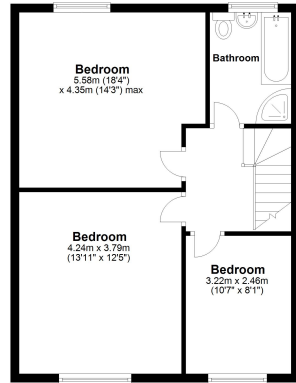


Bedroom Three



Bathroom

Floor Plans

Ground Floor**First Floor**

Total area: approx. 111.3 sq. metres (1197.6 sq. feet)

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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.